PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

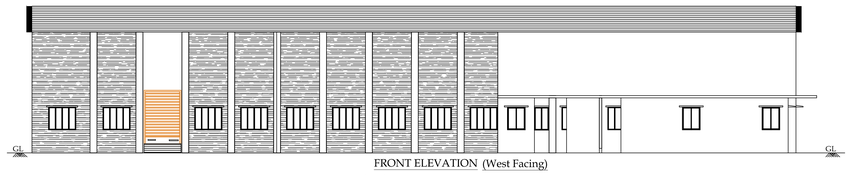
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

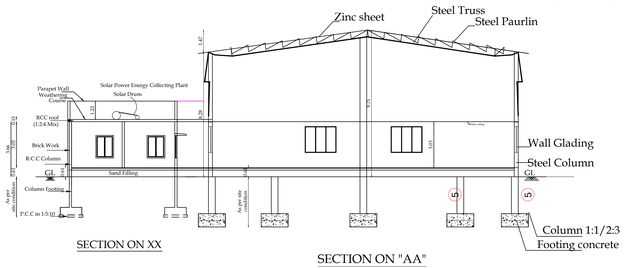
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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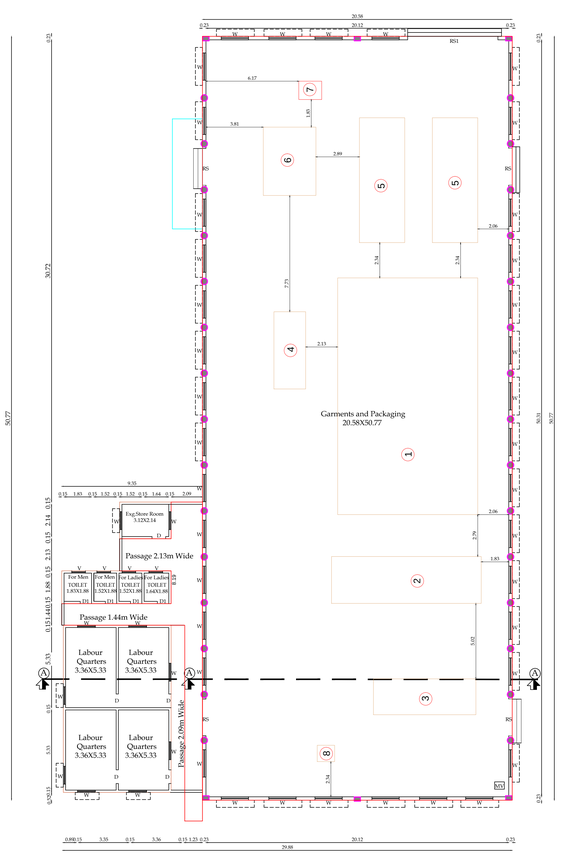


FRONT ELEVATION (West Facing)

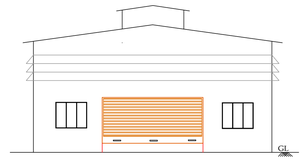


SECTION ON XX

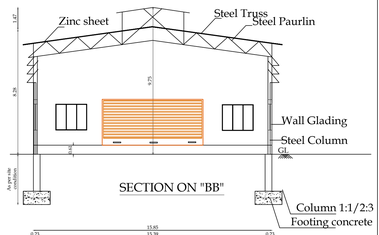
SECTION ON "AA"



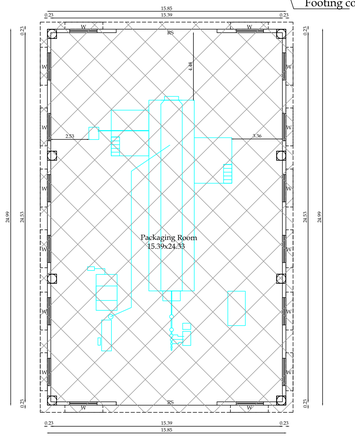
PROPOSED GROUND FLOOR PLAN



FRONT ELEVATION



SECTION ON "BB"

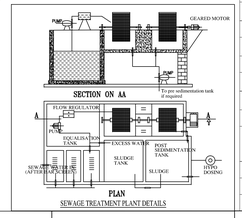


EXISTING GROUND FLOOR PLAN



SITE PLAN

SCALE =1:200



SEWAGE TREATMENT PLANT DETAILS

Site And Detailed Plan Showing The Existing Galvalume Sheet Roof industrial Main Building, Ground Floor, Store & Toilet, RCC Roof Building of Labour Quarters And Proposed Additional Construction Of Galvalume Sheet Roof Ground Floor Industrial Building (Garments and Packaging) Green Category -180 HP In S.F.No:440/1A, At Chettipalayam Village, Palladam Road Madukkarai Taluk, Coimbatore District.

Master Plan Usage : Industrial Usage

Name Of The Applicant :

M/S. Virukshalaya Green Fuels Company (India) Pvt Ltd

All Dimensions Are in Meter Scale: 1= 100

Online Application No : SWP/BPA/895008/2026
Planing Permission.No:656/2026
LP/CLPA.No:515/2026,

Area Details :

As Per Document (94.5Are) - 5381.79Sq.mt.
As Per FMB
S.F.No: 440/1Pt - 5410.00 Sq.mt.
As Per Super Imposed Site Area - 5486.70 Sq.mt.

S. No	Description	Area Details		Total Built Up Area
		FSI Area in Sq.m	Non FSI Area in sq.m	in Sq.m
1	Existing Building Main Building G.F	396.09	-	396.09
2	Labour quarters G.F	96.23	-	96.23
3	Toilet Block G.F	15.28	-	15.28
4	Store Room	8.34	-	8.34
	Total Area	515.94		515.94
5	Proposed Building Main Building G.F	1095.03	-	1095.03
	Grand Total Area	1610.97	-	1610.97

Floor Space Index = FSI Area / Site Area = 1610.97 / 5381.79 = 0.299< 2

Height of the Building : 9.75 m

10% OSR AREA DETAILS	
REQUIRED	PROVIDED
538.18 Sq.m (10.00%)	561.42 Sq.m (10.43%)

Joinery's Details:-

Description of Works		In Meter
R1	- Rolling shutter	3.05 x 2.13
RS	- Rolling shutter	3.05 x 2.13
D	- Door	0.91 x 2.13
D1	- Door	0.76 x 2.13
W	- Window	2.50 x 1.52
W1	- Window	1.83 x 1.52
V1	- Ventilator	0.91 x 0.61
MV	- Mechanical Ventilation	

Machinery Details:

Existing Machinery

S. No	Machine Name	Nos	Hp	Size	Capacity in HP
	Existing Machinery				60.00
	Genset (diesel)				60.00
	Proposed Machinery				
01.	Automatic Cutting Line	1	60.00	23.17X3.05	60.00
02.	Manual Cutting	6	0.50	3.05 X 1.83	3.00
03.	Band Knife Cutting	4	3.00	2.44 X 1.52	12.00
04	Conveyor system	4	2.00	4.73 X 1.83	8.00
05	Sewing machine Line	8	6.80	0.61 X 0.91	54.40
06	Ironing Station	8	3.50	1.52 X 1.22	28.00
07	Needle Detector	2	0.80	1.52 X 1.22	1.60
08	Other Misc (Office and Lighting	2	6.50	–	13.00
	Total		83.10		180.00HP
			Existing	Proposed	
	No Of Worker's		8	25	33 Nos.

Color Index:

- Site Boundary
- Existing Road
- Proposed Building
- O S R 10% Retained

M. BALASUBRAMANIAM, ME (Str) MIE FIE(I) Engg.
STRUCTURE & SOIL STABILITY BANK VALUER
COLLECTOR'S PANEL ENGINEER CLASS-1A
L.P.A / SE/CIR-II/11/13/2025 dt 02.05.2025
103, 84-A, Sarojini Complex,
Senkadu, Kattoor Street,
Near by Womens Polytechnic College,
P.N. Palayam, Coimbatore - 641 037.
Mobile No: 98432 65083

Registered Structural Engineer

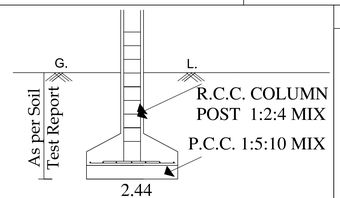
For Virukshalaya
Green Fuels Company (India) Pvt. Ltd.
D.Chinnadurai
Managing Director

Applicant

M. BALASUBRAMANIAM, ME (Str), MIE FIE(I) Engg.
Registered Engineer Grade-I (RJE)
COLLECTOR'S PANEL ENGINEER CLASS- 1A
LPA / RJE / CIR- I / 19 / 06 / 085
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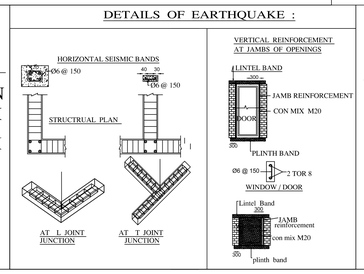
Registered Engineer

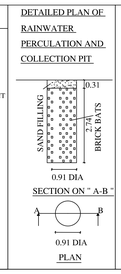


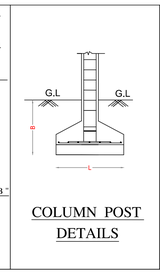


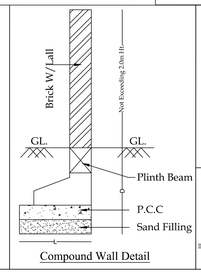
COLUMN POST DETAILS

DETAILS OF EARTHQUAKE :

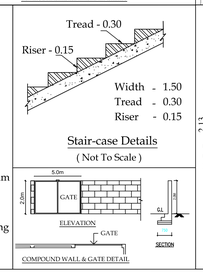


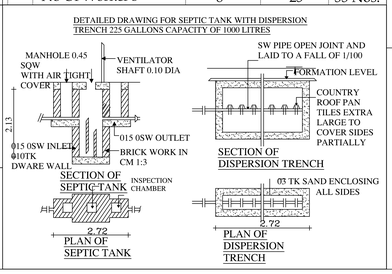






Compound Wall Detail





THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.